

060.0

0007

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
998,500 / 998,500  
998,500 / 998,500  
998,500 / 998,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		WESTMINSTER AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WEINBERG JANICE	
Owner 2: BERNSTEIN ALAN	
Owner 3:	

Street 1: 21 WESTMINSTER AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ROUHANA JOSEPH J -	
Owner 2: ROUHANA SUZANNE L -	

Street 1: 21 WESTMINSTER AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .342 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1914 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	14880
	Sq. Ft.
	Site
	0

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	14880	Sq. Ft.	Site	0	70.	0.55	6		Topo	-5					576,158						576,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	14880.000	415,600	6,700	576,200	998,500		40244
Total Card	0.342	415,600	6,700	576,200	998,500	Entered Lot Size	GIS Ref
Total Parcel	0.342	415,600	6,700	576,200	998,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	521.66	/Parcel: 521.66	Land Unit Type:	Insp Date
							11/08/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 060.0-0007-0006.0				USER DEFINED					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT				ASR Map:			
2022	101	FV	415,600	6,700	14,880.	576,200	998,500		Year end	12/23/2021	Prior Id # 1: 40244				Fact Dist:			
2021	101	FV	403,600	6700	14,880.	576,200	986,500		Year End Roll	12/10/2020	Prior Id # 2:				Reval Dist:			
2020	101	FV	403,600	6700	14,880.	576,200	986,500		986,500 Year End Roll	12/18/2019	Prior Id # 3:				Year:			
2019	101	FV	307,300	5500	14,880.	567,900	880,700		880,700 Year End Roll	1/3/2019	Prior Id # 1:				LandReason:			
2018	101	FV	307,300	5500	14,880.	436,200	749,000		749,000 Year End Roll	12/20/2017	Prior Id # 2:				BldReason:			
2017	101	FV	307,300	5500	14,880.	411,500	724,300		724,300 Year End Roll	1/3/2017	Prior Id # 3:				CivilDistrict:			
2016	101	FV	307,300	5500	14,880.	378,600	691,400		691,400 Year End	1/4/2016	Ratio:							
2015	101	FV	291,000	5500	14,880.	353,900	650,400		650,400 Year End Roll	12/11/2014								

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
2/25/2013	244	Add Bath	10,000	C					11/8/2018	MEAS&NOTICE	HS	Hanne S				
12/19/2005	1149	Manual	5,000						5/23/2013	Info Fm Prmt	EMK	Ellen K				
3/22/2002	176	Redo Kit	12,000	C					11/21/2008	Meas/Inspect	355	PATRIOT				
									6/5/2006	MLS	HC	Helen Chinal				
									3/4/2000	Inspected	197	PATRIOT				
									1/11/2000	Measured	163	PATRIOT				
									11/1/1981		CS					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 6	Colonial			Full Bath: 2	Rating: Good															
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 3	- BrickorStone			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall:			%	OthrFix:	Rating:															
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good															
Color: WHITE				A Kits:	Rating:															
View / Desir:				Fpl: 1	Rating: Good															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:															
Grade: C	- Average			<b>CONDOS INFORMATION</b>																
Year Blt: 1927	Eff Yr Blt:			Location:																
Alt LUC:				Total Units:																
Jurisdct: G14	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %					Exterior:					No Unit	RMS	BRS	FL		
Prim Int Wal 2	- Plaster			Functional:	%					Interior:					1	8	4	M		
Sec Int Wall:				Economic:	%					Additions:										
Partition: T	- Typical			Special:	%					Kitchen: 2002										
Prim Floors: 3	- Hardwood			Override:	%					Baths:										
Sec Floors:				Total:	10.8 %					Plumbing:										
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>								Electric:								
Subfloor:				Basic \$ / SQ: 130.00								Heating:								
Bsmnt Gar:				Size Adj.: 1.23889506								General:								
Electric: 3	- Typical			Const Adj.: 0.99989998								<b>TOTALS</b>				1	8	4		
Insulation: 2	- Typical			Adj \$ / SQ: 161.040																
Int vs Ext: S				Other Features: 109250																
Heat Fuel: 2	- Gas			Grade Factor: 1.00																
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 465948																
% Com Wal	% Sprinkled			Depreciation: 50322																
				Depreciated Total: 415626																
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:	Color:						
<b>SPEC FEATURES/YARD ITEMS</b>																				
<b>PARCEL ID</b> 060.0-0007-0006.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	22X20	A	AV	1927	20.68	T	40	101			5,500		5,500			
2	Frame Shed	D	Y	1	6x8	A	AV	2018	0.00	T	1	101								
19	Patio	D	Y	1	20x20	A	AV	2010	3.19	T	7.2	101			1,200		1,200			
More: N	Total Yard Items:	6,700		Total Special Features:			Total:	6,700												
<b>SKETCH</b>																				
<b>SUB AREA</b>																				
<b>SUB AREA DETAIL</b>																				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
FFL	First Floor	909	161.040	146,386	UAT	100	FLA		60	A										
BMT	Basement	874	48.310	42,225																
SFL	Second Floor	874	161.040	140,749																
UAT	Upper Attic	219	93.400	20,409																
OFF	Open Porch	194	25.000	4,851																
WDK	Deck	180	11.550	2,080																
Net Sketched Area: 3,250				Total:	356,700															
Size Ad	1783	Gross Area	3905	FinArea	1914															
<b>IMAGE</b>																				
<b>AssessPro Patriot Properties, Inc</b>																				